

**MATHER
JAMIE**
01509 233433

**Units within Building 2
Hawker Business Park
Melton Road
Burton on the Wolds
LE12 5TH**

TO LET
£29.62 - £159.42 per week



Storage Units

154 sq ft – 829 sq ft

Building 2 Hawker Business Park, Melton Road, Burton on the Wolds, LE12 5TH

DESCRIPTION

The premises comprise a recently refurbished storage space which has been split into multiple units within Building 2 at Hawker Business Centre.

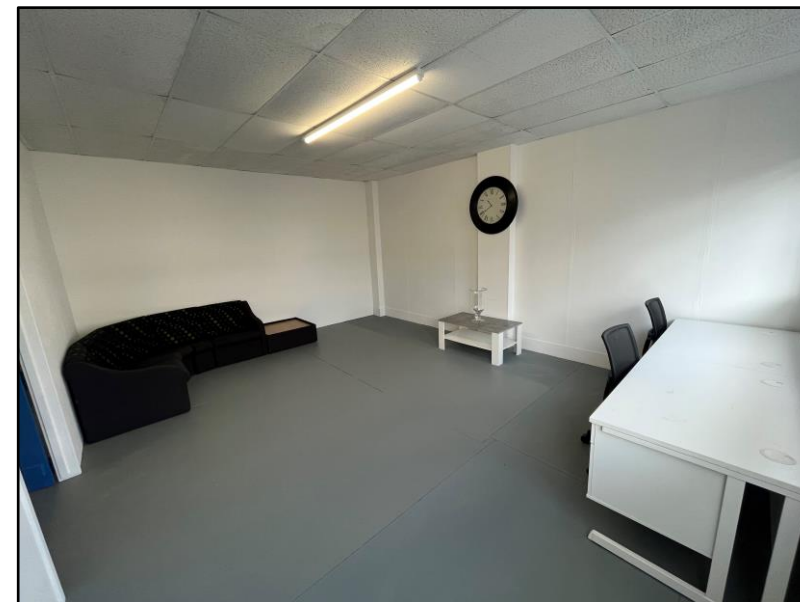
Externally there is plenty of car parking.

ACCOMMODATION & RENTS

Unit	Size	Rent pw
Unit W2	309 sq ft	£59.42
Unit W5	154 sq ft	£29.62
Unit W6	154 sq ft	£29.62
Unit W7	158 sq ft	£30.35
Unit W9	829 sq ft	£159.42
Unit W10	263 sq ft	£50.58
Unit W11	263 sq ft	£50.58
Unit W12	264 sq ft	£50.77
Unit W13	263 sq ft	£50.58
Unit W14	264 sq ft	£50.77
Unit W15	264 sq ft	£50.77
Unit W17	257 sq ft	£49.42

VAT

VAT will be charged on the rent.



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SITE OVERVIEW

The site is highly secure and fenced.

TENURE

The units are available on flexible lease terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Building 2 has an Energy Performance Asset Rating of 49 within Band B. The EPC is valid until 24 July 2033.

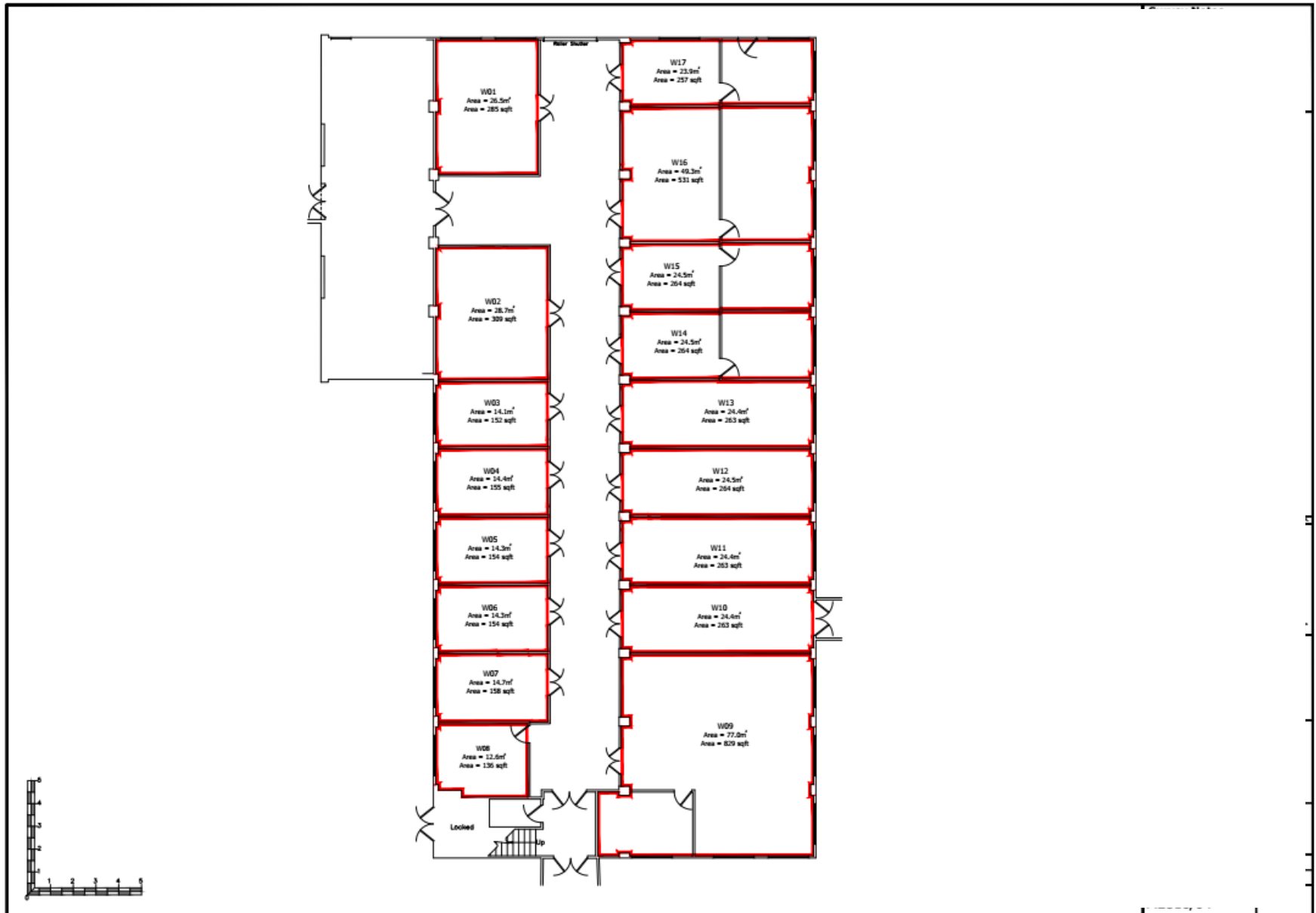
PLANNING

We understand the premises have authorised consent under Class B8 (storage) of the Town & Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

Hawker Business Park is well-located in an attractive open-countryside setting to the east of Burton on the Wolds approximately 3 miles distance to the A46 Leicester-Newark dual-carriageway and 4 miles to the west of Loughborough. The site has good road links with Junction 23 of the M1 motorway being 8 miles to the west, is approximately 13 miles to the south of Nottingham, 10 miles to the west of Melton Mowbray and 15 miles to the north of Leicester City Centre.

In addition, the site is within 15 miles of the A46 junction with the A52 and within 22 miles of the A1.

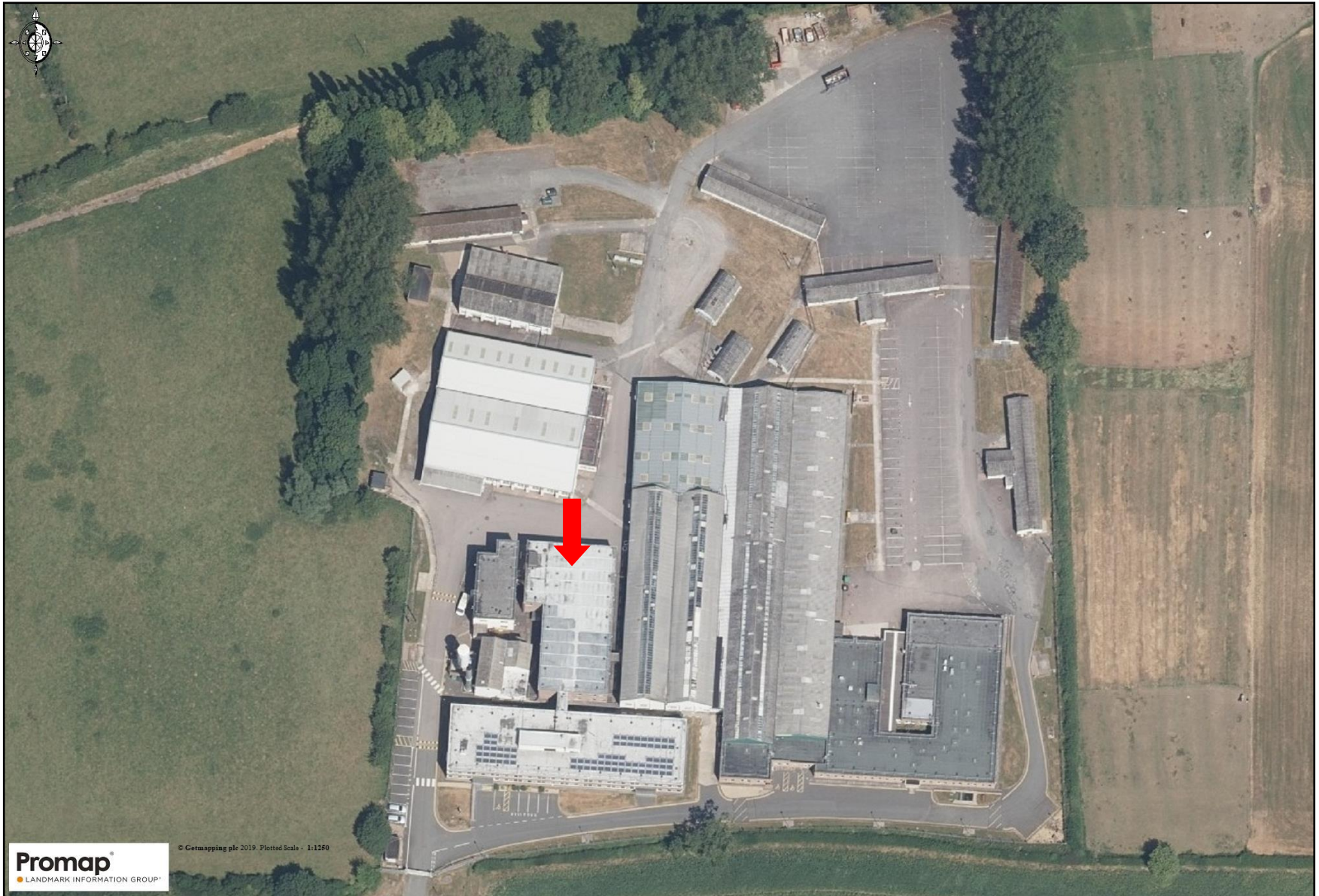


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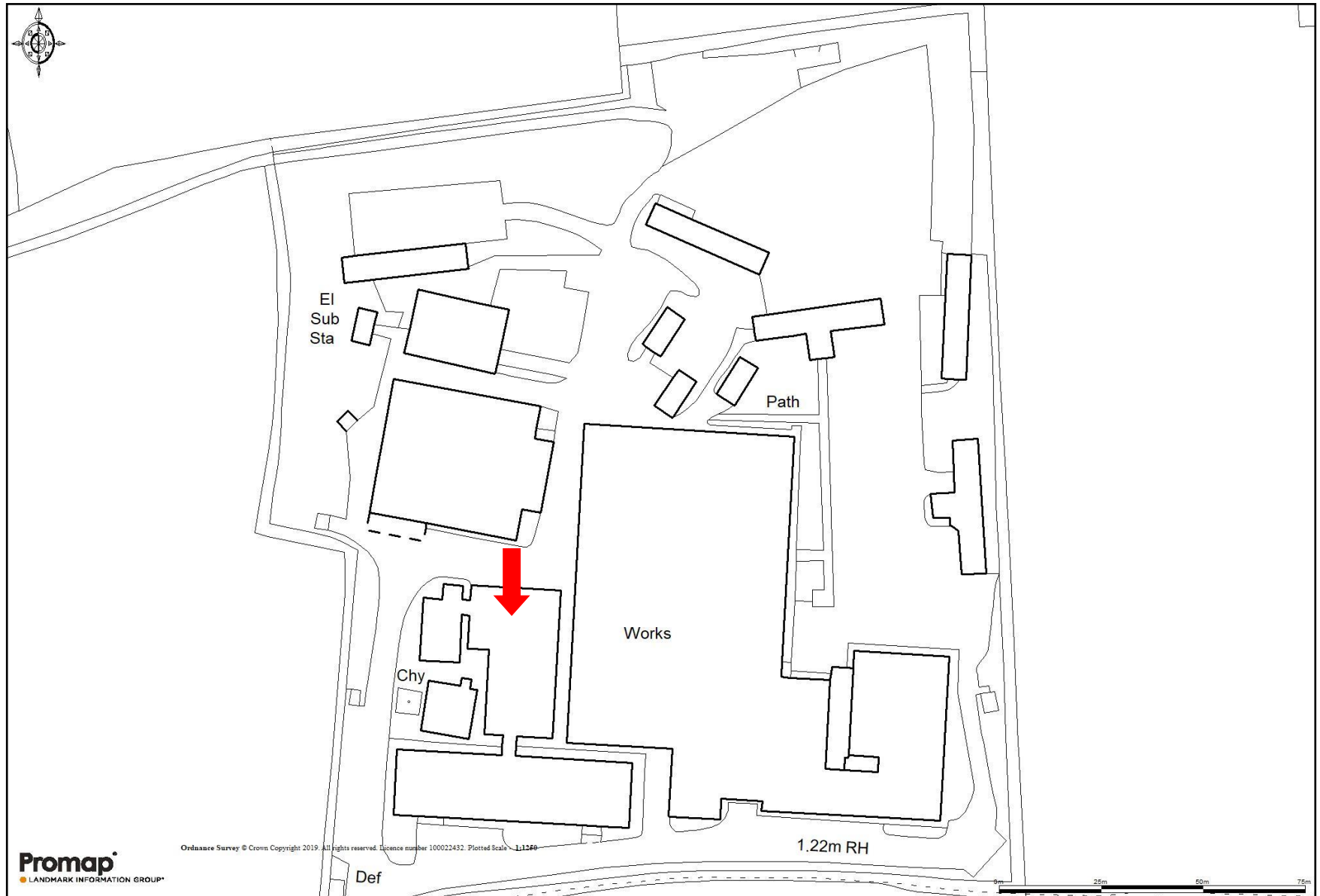
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations